PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

IOLA CAMPUS
East Henrietta Road and Westfall Road
Rochester, Monroe County, New York

Prepared for:

Monroe County Department of Environmental Services
50 West Main Street
Rochester, New York 14614

BERGMANN associates

Prepared by:

Bergmann Associates
200 First Federal Plaza
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Rochester, New York 14614

April 27, 2001

1. INTRODUCTION

1.01 Purpose

At the request of Monroe County Department of Environmental Services, Bergmann Associates (BA) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the existing Monroe County Iola Campus located in Rochester, New York. The ESA was conducted in order to complete and document a historical review of recognized environmental conditions at the Iola Campus, which will be referred to as the study site. The subject property is located on the southeast corner of the intersection of Westfall Road and East Henrietta Road in the city of Rochester and the Town of Brighton.

The Phase I ESA was conducted in accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E-1527-00, published July 2000. This ESA was intended to investigate conditions likely to affect recognized environmental conditions in connection with the subject property. In accordance with the ASTM standard, the scope of this Phase I ESA consisted of:

- Review of readily available public records, historic aerial photographs and maps;
- Site reconnaissance of the property;
- Interviews with the property occupants and local government officials; and
- Completion of this Phase I ESA report.

The limiting condition to this Phase I ESA were some areas of the facility that were inaccessible during the site reconnaissance.

1.02 Objectives

The purpose of this Phase I Environmental Site Assessment (Phase I ESA) is to complete and document a historical review of recognized environmental conditions at the Iola Campus located in Rochester, New York.

The following tasks were completed as part of this investigation.

- Review of readily available public records;
- Site reconnaissance of the property;
- Interviews with the property occupants and local government officials; and
- This Phase I ESA report.

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careful location of identified resources with respect to areas of impact of the proposed project must be established.

The final Phase IB report presents the results of the field investigation, including a description of the survey design and methodology; complete records of soil stratigraphy; and an artifact catalog including identification, estimated date range, and quantity or weight, as appropriate. The locations of all test units must be accurately plotted on a project area map, with locations of identified resources clearly defined. Photographs which illustrate salient points of the survey are a necessary component of the final report. Detailed recommendations and supporting rationale for additional investigation must be incorporated into the conclusions of the Phase IB study.

If no cultural resources identified through the Phase IA and/or Phase IB surveys will be impacted by the proposed project, the survey process is complete. If cultural resources identified by these studies are within the proposed impact area, further evaluation may be required to determine the potential eligibility of the resource(s) for inclusion in the National Register of Historic Places. The extent of additional cultural resource study may be reduced by project modifications (e.g. realignment, relocations) which avoid or minimize potential impacts.

Phase II Cultural Resource Investigations

Phase II investigations constitute a detailed evaluation of the identified cultural resource(s) that cannot be avoided by reasonable modification to the proposed project. Research is carried out for each identified resource to provide adequate data to allow a determination of the resource's eligibility for listing in the National Register of Historic Places. At a minimum, the Phase II report includes information on boundaries, integrity, and significance of the resource(s); an evaluation of the impact of the proposed project; and any additional data necessary to evaluate eligibility. Submission of a draft eligibility synopsis, prepared according to Department of Interior guidelines, may also be required.

Phase III Cultural Resource Investigations

Phase III work, or impact mitigation, is conducted if a resource listed in or eligible for inclusion in the National Register of Historic Places is identified and impacts to this resource by the proposed project are anticipated. If a mitigation plan is developed, it shall be based on engineering, environmental, economic, and resource-preservation concerns. Mitigation may take the form of avoidance through cost-effective redesign, reduction of the direct impact on the resource, and/or data recovery prior to construction.

The SEQR Handbook identifies the types of archaeological and historical resources that may be identified during a SEQR review. The terms archaeological and historic include the following types of cultural resources:

buildings (houses, barns, factories, churches, hotels, etc.)
structures (dams, bridges, canals, aqueducts, lighthouses, etc.)
districts (group of buildings/structures that have a common basis in history or architecture, etc.)
areas (gorges, parks, etc.)
sites (battlefields, prehistoric encampments, shipwrecks, etc.); and
objects (ships, etc.)

Rochester Museum & Science Center
Regional Heritage Preservation Program

MAJOR PHASES OF CULTURAL RESOURCE INVESTIGATIONS

Cultural resource investigations are divided into a number of phases, which vary in both intensity and detail. Below is a brief outline explaining the purposes and procedures associated with each of these phases.

Phase I Cultural Resource Investigations

These investigations are designed to determine the presence or absence of cultural resources within a given project's potential impact area. Phase IA work must be conducted during the earliest planning activities for each project. The information derived from these investigations is used to develop fieldwork alternatives that minimize direct and indirect impacts upon historic and prehistoric resources. To facilitate planning, the Phase I survey is divided into two logically progressive units of study.

Phase IA: Literature Search and Sensitivity Study

A Phase IA study requires comprehensive documentary research designed to identify any known or potential historical, architectural, and/or archaeological resources within a specific project area. A primary objective of the study is to evaluate the differential sensitivity of the project area for the presence of cultural resources. This information is then used to guide the field investigations that follow. In carrying out the literature search, researchers consult sources at the State Historic Preservation Office (SHPO), universities, local libraries, museums, and historical societies. In addition, they evaluate the nature and extent of the proposed project, complete an initial walkover reconnaissance and surface inspection, and assess the effect of prior ground disturbance with regard to the probability of identifying cultural resources. The final document must focus on the project area and minimally include a brief project description; a description of the environmental setting as it pertains to actual or potential cultural resource locations; a synthesis of prehistoric and historic cultural development and land-use patterns; and a definition of sensitivity zones with explicit criteria for ranking. This document must include information about identified sites within or in close proximity to the project area. This information must include all properties that are eligible, listed, or being considered for inclusion in the National Register of Historic Places. Areas where substantial land modification is evident should be clearly identified. It is also appropriate to include materials (e.g. maps, photos, soil boring logs) which support conclusions presented in the text. Lastly, the Phase IA report will contain recommendations for the subsequent Phase IB investigations.

Phase IB: Field Investigation

Subsurface testing is the major component of this level of investigation and is required unless the presence or absence of resources can be determined by direct observation or by examination of specific documented references. The areas to be subjected to a field survey are selected on the basis of the data gathered in the Phase IA evaluation and the probable locations of project construction. Detailed evaluation of specific resources is not carried out at this level; however, it is necessary to record and describe sites as fully as possible to aid in the formulation of recommendations for avoidance or further evaluation. The

Rochester Museum & Science Center

CULTURAL RESOURCE RECORDS POLICY

The Department of Collections and Research of the Rochester Museum & Science Center (RMSC) receives numerous requests for archaeological and historical site information from the RMSC *Archaeological Site Atlas* and *Site Files* as well as historic maps and atlases for use in cultural resource management studies. In response to these requests, guidelines and procedures have been designed to facilitate equal access by outside parties to archaeological and historical information maintained by the RMSC for cultural resource studies and to promote high standards of cultural resource management in New York State.

1. For the purpose of cultural resource studies, no outside party will be permitted direct access to RMSC site records or research collections.

2. RMSC staff will perform cultural resource records checks for projects when information is requested for a cultural resource study. This includes site records checks, the examination of appropriate maps and atlases and/or complete literature searches. This work may be arranged through the Regional Heritage Preservation Program (RHPP) of the Department of Collections and Research, which will provide trained staff for the project. The RMSC will bill the outside party for the services that the staff performs in completing the necessary research, including supplies and copy costs. The standard fee for a cultural resources records check is **$100 for the first three hours** and an additional **$25 per hour**, up to ten hours thereafter. If a records check exceeds ten hours, a separate contract will be executed. The cost of a complete literature search will be based on the fees established by the RMSC; a summary of these fees is available upon request.

3. The RMSC will provide exact site locations only when a site or property is found to be directly impacted by a proposed project as indicated by project maps. These locations may only be used for planning purposes on the contracted project and may not be made public or used for other projects without the written permission of the RMSC.

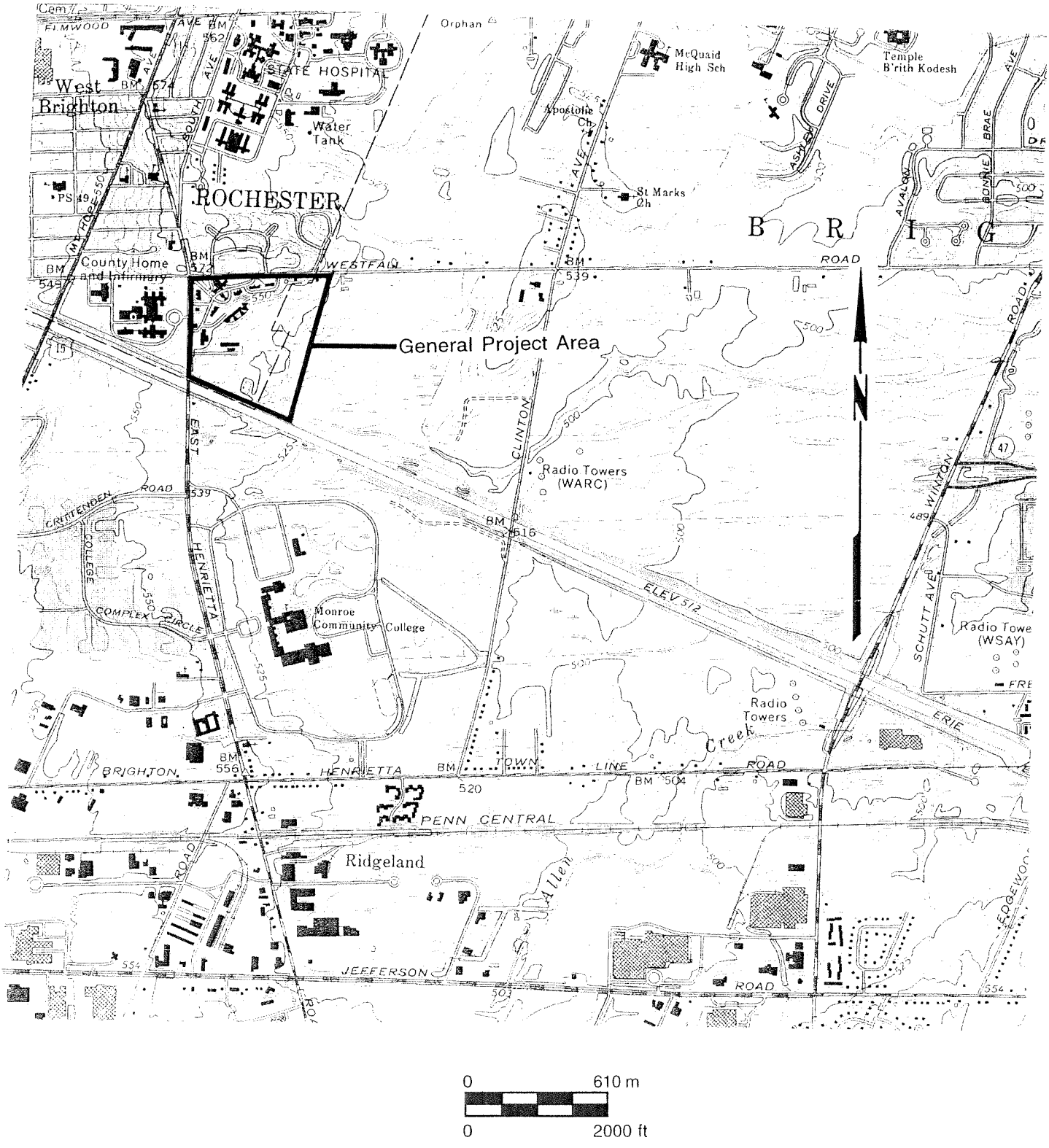
4. A summary of reported resources located within the general vicinity of the project area but not directly impacted will be provided in both cultural resource records checks and comprehensive literature searches. Again, the information may only be used for planning purposes on the contracted project and may not be made public or used for other projects without the written permission of the RMSC.

5. One copy of any reports produced for the project based on the cultural resources records check, literature search, or cultural resource investigations, including both Draft and Final EIS, will be provided to the RMSC for our records.

6. The Regional Heritage Preservation Program of the RMSC waives all responsibility for the accuracy of reports produced by outside parties that utilize RMSC data.

7. The RMSC will provide an invoice for its services. Payment by a check made out to the Rochester Museum & Science Center is due on or before 30 days after the statement date. Late payment charges of 1.5% per month (18% per annum) will be assessed accounts not paid within 30 days of the statement date.

Attachment 1



Project area on USGS 7.5' Pittsford, N.Y. Quadrangle (1971).

identified as cabin/house sites, one is an unmarked cemetery site associated with the nineteenth century Monroe County Almshouse and Insane Asylum, and one is identified as a historic surface scatter. The remaining thirteen sites are all identified as Native American. These sites are recorded in the files as five village sites (one a village/burial and one a village/campsite and cemetery), three campsites, one lithic workshop, one surface scatter, one lithic scatter, and two stray find sites. Of these thirteen sites, one is believed to be associated with a Late Woodland cultural group (RMSC Roc 129), one a Historic Native American cultural group (RMSC Roc 224) and the rest are recorded as Undifferentiated Prehistoric.

As you are no doubt aware, if the project is subject to a State Environmental Quality Review Act (SEQR) review, the impact to potentially significant cultural resources will be evaluated by the lead agency. Section 6 NYCRR 617.11 (a)(5) of SEQR states that the impairment of the character or quality of historical, archaeological, architectural, or aesthetic resources is an indication of an action's significant effect on the environment. We therefore recommend that Phase IA and IB cultural resource investigations be undertaken for those sections of the project area that will be impacted by any proposed development unless substantial previous ground disturbance can be documented. A summary sheet entitled "Major Phases of Cultural Resource Investigations" is enclosed for your information.

We hope this information will be of assistance to you. If you need any further information or have any additional questions, please do not hesitate to contact us at your convenience.

Sincerely,

Brian L. Nagel

Brian L. Nagel
Archaeologist
Department of Collections and Research

Enclosures

[ ] A lack of systematic archaeological surveys in the area surrounding the proposed project area makes a definitive prediction of archaeological sensitivity based solely upon the number of officially recorded sites in proximity to the project area or results of previous studies difficult. (See "Comments" below.)

The reasons for these findings are given below:

[X] A recorded site is indicated within or immediately adjacent to the project location, and we have reason to believe it would be impacted by construction.

[X] The RMSC *Archaeological Site Files* and *Site Atlas* indicate the presence of archaeological sites within two miles of the project area (see "Results of the Cultural Resource Records Search" above).

[ ] A recorded site is indicated some distance away but due to the margin of error in the locational data, it is possible the site actually exists within or immediately adjacent to the project location.

[X] The physiographic characteristics of the project location are similar to those in the general vicinity of recorded archaeological sites.

[ ] The physiographic characteristics of the project location suggest a low probability of prehistoric occupation or use.

[ ] Evidence of prior destructive impacts from cultural or natural sources suggests a loss of original cultural deposits in this project location.

[ ] The physiographic characteristics of the location are mixed; a higher-than-average probability of prehistoric occupation or use is suggested for areas in the vicinity of streams or swamps and for rock faces which afford shelter. Distinctive hills or low ridges have an average probability of use as burial grounds. Low probability is suggested for areas of erosional steep slope.

[ ] Evidence suggests that there may be intact original deposits below the current water table.

Search conducted by: Rich Serapilio and Lisa Garigen
Staff, Department of Collections and Research

Comments

Based upon our evaluation of the cultural resources within a two-mile radius of the project area, there is a distinct possibility that such resources are present within the proposed project area. The results of the site file search indicate the presence of nineteen known archaeological resources within a two-mile radius of the project area, including one site within the project area. Of the nineteen sites, six are identified as historic early Euro-American sites. Four of the historic sites are

Site Number	Site Name	Site Type	Approximate Distance
RMSC Roc 132	Cottage Street	Campsite	8,000 ft/2,500 m
RMSC Roc 193	Genesee Valley Park 1	Village	6,000 ft/1,800 m
RMSC Roc 194	Genesee Valley Park 2	Lithic workshop	5,000 ft/1,500 m
RMSC Roc 195	Genesee Valley Park 3	Campsite	6,000 ft/1,800 m
RMSC Roc 224	Groos 1	Stray find	8,000 ft/2,500 m
RMSC Roc 225	Wilmont 1	Stray find	10,000 ft/3,000 m
RMSC Roc 226	RG & E 1	House/Cabin	200 ft/60 m
RMSC Roc 234	Oak Hill	Village	10,000 ft/3,000 m
RMSC Roc 235	Mount Hope	Campsite Village Cemetery	7,000 ft/2,100 m
RMSC Roc 295	Meridian Center	Lithic scatter	8,000 ft/2,500 m
RMSC Roc 296	A.C. Parker: Traces of Occupation	Surface scatter	Within
RMSC Roc 297	A.C. Parker: Monroe County Camp	Campsite	3,000 ft/900 m
NYSM 8723*	Oak Hill	Village	6,000 ft/1,800 m

(*NYSM 8723 (Oak Hill) may well be the same site identified as RMSC Roc 234 (Oak Hill) but shown on maps in the NYSM in a different location.)

Evaluation of Sensitivity for Cultural Resources
Examination of the data suggests that the location indicated has the following sensitivity rating:

[X] Higher-than-average probability of producing archaeological data if excavated.

[ ] Average probability of producing archaeological data if excavated.

[ ] Lower-than-average probability of producing archaeological data if excavated.

[ ] Mixed probability of producing archaeological data if excavated.

RMSC
Rochester Museum & Science Center

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660
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21 August 2000

Mr. Mark Johns
Bergmann Associates
200 First Federal Plaza
28 East Main Street
Rochester, New York 14614

Re: Archaeological Records Check for the Iola Complex, Town of Brighton, Monroe County, New York (RMSC/RHPP RC 07.2000)

Dear Mr. Johns:

We have completed the archaeological records check for the area referenced above, as outlined in your request (Attachment 1). As per your instructions, we have not conducted a review of any historic maps or atlases to determine if there may be remains of any buildings/structures within the project area or buildings more than 50 years old within or adjacent to the project area. Below are the results of the search of the RMSC's *Archaeological Site Files* and *Site Atlas* as well as the archaeological site files of the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) and the New York State Museum (NYSM), on file at NYSOPRHP Field Services Bureau. Please direct any questions regarding this reply to the undersigned at (716) 271-4552 x353 or in care of the letterhead address.

Due to the nature of an archaeological records check and the information it supplies, the RMSC has established a set of guidelines and procedures to be followed whenever one is performed. A copy of this policy is attached at the end of this records check for your reference. Please note the parts of this policy that apply to contracting parties, especially Numbers 4 and 5. We appreciate your cooperation.

Results of the Cultural Resource Records Search
The following archaeological sites are located within a two-mile radius of the project area:

Site Number	Site Name	Site Type	Approximate Distance
RMSC Roc 032	McNall Mound	House/Cabin	3,000 ft/900 m
RMSC Roc 038	Barge Canal	Surface scatter	5,000 ft/1,500 m
RMSC Roc 040	Warrant House	House/Cabin	2,000 ft/600 m
RMSC Roc 049	MCC-Bittner	House/Cabin	3,000 ft/900 m
RMSC Roc 050	Highland Park South	Cemetery	7,000 ft/2,100 m
RMSC Roc 129	University of Rochester	Village/Burial	7,000 ft/2,100 m

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7.0 SIGNATURES

The undersigned environmental professionals conducted this Phase I ESA as employees of Bergmann Associates. The statements made in this Phase I ESA are true to the best of their knowledge and belief. Neither the undersigned nor Bergmann Associates warrants information provided by others nor guarantees any future events or results. Neither the undersigned nor Bergmann Associates makes any warranty, guarantee, nor representation whatsoever upon any facts or conditions that for any reason were not observed by the undersigned during the execution of this Phase I ESA.

_____

Bergmann Associates
Jim Marschner

_____

Bergmann Associates
Edward J. Jones, P.G., R.E.M.

RGE Substation in Power House

Rochester Gas and Electric (RG&E) maintains a substation in the Powerhouse Building on the subject property. The nature of the substation as having used die-electric oil-containing transformers has not been established. RG & E personnel have indicated no records are available concerning this substation. Prior to 1978 oil-containing transformers could contain PCBs. The past presence of PCB containing oil and its handling are recognized environmental concerns. Sampling and analysis of samples at and adjacent to electrical substation and the Powerhouse Building substation may be required to determine if PCBs have been released at this portion of the study site.

Presence of Asbestos Containing Materials

An asbestos survey of the Iola campus was completed in 1997 by Paradigm Environmental Services. A report documenting the survey and the presence and quantity of Asbestos Containing Materials (ACM) in each building was presented in the Asbestos Survey completed in 1997. ACM has been confirmed as being present at the study site. The Asbestos survey included estimated costs for asbestos abatement in each building.

Household Hazardous Waste

The study site includes the Monroe County household hazardous waste collection facility. The site walkover reviled good housekeeping practices but the nature and use of this facility warrants its inclusion as a recognized environmental concern. Future site use and storage/handling practices would need to be reviewed.

Former Household Hazardous Waste Collection Area

The former Household Hazardous Waste Collection was operated in the area of the coal storage lot on the southeast section of the property. There are no records indicating past releases from this facility. Due to the nature and activities performed in the building, this facility warrants inclusion as a recognized environmental concern. Undocumented spills or releases and/or poor past storage practices at this area could have resulted in releases of hazardous wastes and/or hazardous substances at this location. A subsurface investigation program would be required to evaluate possible past releases at this location, and to determine if any adverse impact to the underlying groundwater has occurred at this location.

Presence of Hydraulic Lifts

Three (3) hydraulic lifts systems were previously used in Building 12. All three-lift systems were reportedly removed. One of the three lifts was noted as having an underground hydraulic reservoir. Although evidence of contamination were not observed during the removal, an investigation of this area may be warranted to determine the potential subsurface impact of hydraulic oil at the former lift location in Building 12 and to determine the past use of any PCBs containing hydraulic oil.

Presence of Elevators

A total of three elevators service two buildings onsite. One elevator is located in Building No.1 and the remaining two are located in Building No. 5. Of the three, two are serviced by overhead cable systems. The third elevator, located at the western portion of Building 5, is operated by hydraulic lift system. Limited viewing of the elevator was available due to poor lighting in the building. Investigative work including a test of the hydraulic system for leaks may be warranted due to the age of the unit and the possible presence of PCB material. The control equipment for an electrical elevator could also include PCB containing material. A subsurface investigation in the area of the elevators may be warranted to determine the occurrence and extent of any hydraulic fluid and/or PCBs that may have been released in this area.

Areas of Surface Staining and/or Distressed Vegetation

During the BA 2000 site visits areas of apparent surface staining and/or distressed vegetation were observed. These locations are possible surface staining and/or dumping. These areas were observed at Building 12, east side, and Building 15, south side DES lot. An investigation program including sampling and analysis of samples would be required to determine if the staining and/or distressed vegetation is due to petroleum or chemical releases, and to determine the extent of any adversely impacted soil.

Radioactive Sign Building 10

During the site walkover a room in Building No. 10 was labeled with a radioactive material placard. This area was not accessible. Limited access to the room and the unknown condition of its contents make this area a recognized environmental condition. Further investigative work such as improved site access and/or accurate documentation would be required to determine the nature of any radioactive materials located in Building No. 10.

Past Storage of Paint, Solvents, and Waste Paint Materials

Past environmental studies indicate the storage of solvent-based paint and solvents (Toluene) on the east-side of Building No. 11. This material storage was not observed during the BA site walkover. Drum storage was observed located east of Building No. 15 behinds the Bridge Department. Over 100 drums containing white and yellow water based paint were stored on an asphalt pad in the area. A sampling and analytical program may be warranted to evaluate if any releases have impacted these areas.

On-Site Fill Areas

Historic aerial photographs and documents reviewed during this Phase I ESA indicate fill areas are located in the southern portions of the property. MCEMC records indicate areas of fill in the Southeast (MCEMC Site - Brighton #5) and the Southwest (Site - Rochester #146) portions of the study site. The areas are identified as Construction and Demolition Debris (C & D). The property to the southwest identified as Rochester #146 also has had reported miscellaneous trash dumping associated with its existence. The property located the southeast identified as Brighton #5 has also been reportedly filled with dredge spoils, powerhouse ash, wastewater treatment plant (WWTP) sludge and unauthorized dumping.

The on-site fill areas have been characterized as containing various solid waste materials. The presence of fill characterized as hazardous waste has not been confirmed, and the subject parcel has not been listed by either the NYSDEC nor the U.S. EPA has a hazardous waste disposal site.

The presence of fill on the subject parcel could present engineering problems for future site use or development. The material may be inappropriate for building foundation. Investigative work would be warranted to determine the type, extent and characteristics of fill present on the subject parcel. Sampling and laboratory analysis would also be warranted to confirm the presence of any hazardous wastes in the fill on the subject parcel.

Former Waste Water Treatment Plant (WWTP)

Documentation indicates the past existence of a Wastewater Treatment Plant on the southeast end of the subject property. Records regarding closure and demolition of the plant was not found during the record review. Limited test pitting was conducted in the area later developed as the first Household Hazardous Waste collection building. Some of these test pits appear to have been in an area of one of the former seven sand filter beds. Limited sampling conducted in one of the test pits showed no detection's of volatile organic compounds in the two soil samples collected.

The remainder of the former WWTP area does not appear to have been evaluated. A subsurface investigation would be required to determine the type and extent of material at this location and to determine the actual extent of any adversely impacted soil or groundwater.

6.0 PHASE I ESA FINDINGS AND CONCLUSIONS

Bergmann Associates has undertaken a Phase I Environmental Site Assessment of the Iola Campus located at the intersection of East Henrietta Road and Westfall Road in the City of Rochester, New York, in conformance with the scope and limitations of ASTM Practice E 1527-00 *Standard Practice for Environmental Site Assessments*. The Phase I ESA was intended to investigate conditions likely to affect recognized environmental conditions in connection with the subject property.

This Phase I Environmental Site Assessment has revealed no evidence of recognized environmental conditions in connection with the property, with the exception of the following:

Use of Petroleum Storage Tanks

Sixteen of the eighteen USTs and/or ASTs registered as in active use at the study site appear to be in compliance with applicable NYSDEC petroleum bulk storage regulations, including measures for secondary containment, leak detection, spill and overfill protection. Two (2) ASTs in Building 12 are listed as lacking secondary containment. These tanks (#11 and #12) are listed as 275 gallon ASTs used to store diesel fuel. Site practices should be reviewed to determine compliance with all applicable petroleum bulk storage criteria.

Past use of the removed storage tanks could have resulted in the release of petroleum products into the subsurface. Closure information may be lacking for four (4) removed USTs. Further investigative work would be required to determine if the past use of these USTs has impacted the subsurface at the study site. A subsurface investigation would be required to document proper removal of the tanks and to determine the actual extent of any adversely impacted soil or groundwater.

A tank labeled "Gasoline tank" (GT) appears on historic Sanborn Fire Insurance Maps for the site. The tank appeared to be located on the east Side of Building 10. There appears to be no record of this tank in reviewed documentation and the tank does not appear on the NYSDEC PBS registry. The tank does appear on the Sanborn Maps prepared in 1938, 1950 and 1971. The determination of the presence or absence of the reported tank and the possible presence of contamination should be assessed. Further investigative work would be required to determine if this tank adversely impacted the subsurface on the east side of Building 10, and to determine if any UST remains at this location. If identified a proper closure should be conducted in order to conform to state and federal laws.

During the BA 2000 site visits areas of apparent surface staining and/or distressed vegetation were observed. These locations are possible surface staining and/or dumping. These areas were observed at Building 12, east side, and Building 15, south side DES lot.

During the site visits a room in Building No. 10 was labeled with a radioactive material placard. This area was not accessible. The use and contents of this room could not be confirmed at the time this report was prepared.

5.04 Indications of Polychlorinated Biphenyls (PCBS)

At the time of the Bergmann Associates 2000 site visits drums that reportedly contained PCB waste were observed in the storage yard behind the Bridge Department (building 14). The drums were labeled, and appeared to be waiting for disposal.

An electrical substation was observed inside the power house building. The substation was labeled and owned and operated by Rochester Gas and Electric (RG & E). RG & E personnel reported that no history on this facility was on file.

Two outdoor (2) Pad mounted electrical transformers were observed on the Iola Campus. These transformers were dry-type units, and would thus be free of any di-electric fluid and free of PCBs.

Several pad mounted, apparently dry-type electrical transformers were observed inside Building #5. Units were observed on all floors. Units were 75 KVA size units, and as dry-type transformers are free of any PCB or di-electric fluid.

Electrical control equipment associated with an elevator was observed in the basement of Building #5. This equipment appeared to be free of any potential PCB-containing equipment. No label indicative of PCBs was observed. Lack of possible PCBs at the elevator control equipment, however, could not be confirmed.

No other indications of PCBs or PCB-containing equipment were observed during the site visits.

5.05 Indications of Solid Waste Disposal

Historic aerial photographs and documents reviewed for this environmental site assessment indicate that fill areas are located in the southern portions of the property. During site visits conducted in the fall of 2000 areas of reported fill were covered with grass and/or dirt. No evidence of on-going dumping or storage of solid waste disposal was observed in these areas of the subject parcel.

5.06 Other Conditions or Concerns

Three (3) hydraulic lifts systems were previously used in Building 12. All three-lift systems were reportedly removed.

A total of three elevators service two buildings onsite. One elevator is located in Building No.1 and the remaining two are located in Building No. 5. Of the three, two are serviced by overhead cable systems. The third elevator, located at the western portion of Building 5, is operated by hydraulic lift system.

Drum storage was observed in a storage lot east of Building No. 15, behinds the Bridge Department. Over 100 drums containing white and yellow water based paint were stored on an asphalt pad in the area.

5.03 Storage Tanks

A total of 26 underground or aboveground storage tanks (USTs or ASTs) have been identified as existing or having existed previously on the facility during its history. 24 of the tanks have been registered with the NYSDEC.

The facility has two (2) separate NYSDEC PBS registrations. PBS # 8-392944 has been established for the Monroe County Iola Complex Building 12, and is listed as the Fleet Maintenance Garage/Sheriff's Garage. 15 tanks are listed as in active use and 6 tanks are listed as removed/closed are registered under this PBS number, for a total of 21 registered tanks at this location.

The second PBS number is #8-486345, which has been established for Rochester Pure Waters District Operations & Storage, Iola Campus. Three tanks are registered as in active use by Rochester Pure Waters.

An unregistered tank used by Rochester Pure Waters appears to be in operation at Building 15. This tank may consist of a 1000-gallon UST . This tank is listed in a Monroe County Report as a part of the oil/water separator located on the south side of the building. This tank is not listed in the NYSDEC PBS registry.

Of the six (6) closed tanks registered for Building 12 at the Iola Complex, four (4) USTs are listed as removed prior to March 1991. No tank closure documentation or closure assessment reports were available for these tanks.

The registered USTs at the study site closed prior to March 1991 consist of:

- Tank 001, a 25,000 gallon fuel oil UST installed in 1978.
- Tank 002, a 10,000 gallon fuel oil UST installed in 1972.
- Tank 003, a 3,000 gallon gasoline UST installed in 1971.
- Tank 004, a 3,000 gallon diesel fuel UST installed in 1971.

Sixteen of the eighteen USTs and/or ASTs registered as in active use at the study site appear to be in compliance with applicable NYSDEC petroleum bulk storage regulations, including measures for secondary containment, leak detection, spill and overfill protection. Two (2) ASTs in Building 12 are listed as lacking secondary containment. These tanks (#11 and #12) are listed as 275 gallon ASTs used to store diesel fuel. Site practices should be reviewed to determine compliance with all applicable petroleum bulk storage criteria.

5.0 INFORMATION GATHERED DURING THE SITE RECONNAISASNCE

Mr. James Marschner, an Environmental Specialist with Bergmann Associates, conducted several site reconnaissance visits and walk-overs of the Iola Campus in the Fall of 2000.

Photographs of the subject parcel taken during site visits are provided in the Photographs section. The property appeared as indicated by the Site Layout Map included in this report as Figure 2.

At the time of the Bergmann Associates site visits the Iola Campus was used by various Monroe County agencies for vehicle maintenance and fleet fueling operations, and as operation and storage facilities for road and bridge maintenance, and as a household hazardous waste collection facility. The Rochester Pure Waters Division maintained an office and vehicle storage at the facility.

The power house building was in active use. The building uses oil and coal to generate steam for on-site use, and also for the nearby Monroe County Community Hospital.

5.01 Hazardous Substances in Connection with Identified Uses

At the time of the 2000 site visits Monroe County operated a Household Hazardous Waste collection facility on the subject parcel. A variety of hazardous substances and/or hazardous wastes were being stored inside a building located at the southwest corner of the subject parcel.

The Iola Campus is also listed with the U.S. EPA as a Large Quantity Hazardous Waste Generator. No information on the type of hazardous wastes were contained in the Vista Info report.

5.02 Hazardous Substance Containers and Unidentified Substance Storage Containers

The Iola Campus is listed with the NYSDEC as a registered Chemical Bulk Storage (CBS) facility, ID # 8-000159. This listing is for Monroe County Pure Waters Waste Stream, using a 350 East Henrietta address. According to the CBS registry five (5) aboveground storage tanks (ASTs), each that contained Ferrous Sulfate, were previously present at the Monroe County Pure Waters facility at 350 East Henrietta Road.

The ASTs consisted of one (1) 3,000 gallon plastic AST with a vault (designated as tanks M002) and four (4) 4,000 gallon plastic ASTs, each a vault (designated as M001, M003, M004 and M005). All tanks were reported installed in January 1986 and were removed in July 1991. No chemical storage tanks in active use are registered for the subject parcel.

4.0 SUBJECT PARCEL PHYSICAL SETTING REVIEW

4.01 Historical Site Use Information

Publicly available topographic maps, historical aerial photographs and historic land use maps were reviewed as part of the Phase I ESA. Historic Sanborn maps were available from the Environmental Risk Information & Imaging Services through the Vista Info report.

4.02 Topographic Map Review

The physical setting sources reviewed for this ESA included the following:

- U.S. Geological Survey Topographic Map

The subject parcel is located on the Pittsford, New York 7.5 minute quadrangle map. This map was photo-revised in 1978, using aerial photographs taken in 1976. The base map was dated 1971. Revisions based on the 1976 aerial photographs were shown with a purple tint.

The 1978 Pittsford, New York topographic map delineated buildings present at the subject parcel as of 1976. The Children's Detention Center was shaded with a purple tint at the northeastern portion of the parcel. The 1978 map also showed the former Infirmary (Building #6) and former administration building. Open land indicative of a field/possible farmland was shown to the east of the study area. The 1978 map also showed small patches of wooded land at the location of the former sewage treatment plant at the southern portion of the subject parcel.

The New York Erie Canal was shown along the southern perimeter of the subject parcel.

4.03 Historic Sanborn Map Review

Historic Sanborn fire insurance maps showing the subject parcel were available for the years 1912, 1938, 1950 and 1971. Copies of the reviewed Sanborn fire insurance maps are provided in the Figures and Photographs section of this report.

4.04 Historic Aerial Photographic Review

Aerial photographs from 1930, 1951, 1961, 1970, 1976, 1988, 1993 and 1999 were available at the Monroe County Environmental Management Council. Copies of the aerial photographs are provided in the Figures and Photographs Section of this report.

3.04 Unmapped Listed Sites

The VISTA database search cannot always accurately locate a facility listed in a given database due to incomplete or faulty addresses and/or longitude and latitude coordinates. In these cases, VISTA has supplied a list of unmapped sites. Based upon the information provided and the required search radius for a given database, it is sometimes not possible to determine if an unmapped site falls within the given search radius or if it may be removed from consideration.

A total of 29 unmapped sites were provided by VISTA based on the site having the same zip code as the subject property and/or proximity to the subject parcel. This listing also included a PBS listing for the Rochester Pure Waters District Operations, which is located on the Iola Campus subject parcel.

In order to determine which unmapped sites were within the specified search radii, the various site visits conducted by Bergmann Associates included observations to attempt to locate any of these sites. Street maps of the subject property vicinity were reviewed and Internet yellow page searches were conducted. Based upon this review, it was determined except for the Rochester Pure Waters District Operations, none of the unmapped sites are located at or adjacent to the subject parcel.

3.05 Additional Record Sources and Interviews

As part of the background research component of the Phase I ESA, Bergmann Associates contacted local government officials. Written Freedom of Information Legislation (FOIL) applications were submitted to the City of Rochester, Town of Brighton, Monroe County and to the NYSDEC. Written responses and provided information are included as Appendix 2 of this report.

The following government agencies and/or personnel were contacted for this environmental site assessment report.

- New York State Department of Environmental Conservation (NYSDEC) Region 8 Office, Division of Legal Affairs
- City of Rochester Records Access Officer, Bridgette Burch
- Town of Brighton Town Clerk/Records Access Officer, Susan Kramarsky
- Monroe County Environmental Management Council, Louise Hartshorn
- Rochester Gas and Electric (concerning possible on-site PCB containing equipment), Mr. Nate Burgatto.

Information provided by these agencies and/or individuals is included in Appendix 2 of this report.

identified spill events for the facility have been closed, indicating that any required cleanup or redemption was completed and proper documentation was submitted to and filed by the NYSDEC. Spill Fact Sheets on spill events at the subject parcel are included in Appendix 2 of this report.

The subject parcel has two (2) separate PBS registrations, ID #8-392944 and #8-486345. A total of 26 underground or aboveground storage tanks (USTs or ASTs) have been identified as existing or having existed previously on the facility during its history. 24 of the tanks have been registered with the NYSDEC. The storage tanks at the Iola Campus are discussed below in Section 5.03 of this report.

The coal/oil fired power plant at the study site is listed in the U.S. EPA Aerometric Information Retrieval System (AIRS) program.

The Iola campus is also listed with the NYSDEC as a Chemical Bulk Storage Facility, ID # 8-000159. This listing identified five (5) aboveground storage tanks (ASTs) used to store Ferrous Sulfate, CAS # 7720787. These tanks were reportedly removed in July 1991, and no chemical storage tanks are listed as in active use at the subject parcel.

The Iola Campus study site was not identified in the Federal NPL database, CERCLIS database, CERCLIS-NFRAP database, TSD database, CORRACTS database, ERNS database, or in the State Registry of Inactive Hazardous Waste Disposal Sites or MOSF registry.

3.03 Identified Off-Site Environmental Listings

The Vista Info report did not identify any listed Federal NPL, CERCLIS, CERCLIS-NFRAP, TSD or State listed Inactive Hazardous Waste Disposal Sites within ASTM specified review radii of the subject parcel.

The VISTA Report identified 30 plottable sites within the specified search radii of the subject property. This list also includes seven (7) listings that were determined to be located on the Iola Campus subject parcel. Some of the plottable sites have identical addresses indicating multiple owners or more than one incident. A copy of the location map for these sites provided by VISTA is attached in the Figures and Photographs section. The complete VISTA database report is provided in Appendix 2.

One (1) TSD-CORRACTS facility, identified as the University of Rochester, was listed at the perimeter of the subject parcel's one (1) mile review radius.

The off-site listed properties do not appear to present a recognized environmental condition at the subject property because the properties are either cross- or downgradient of the subject property, or resolved issues.

New York Active/Inactive Solid Waste Disposal Sites (SWLF), updated August 1999, 1-mile review radius: This database contains summary information pertaining to active and inactive facilities provided by the NYSDEC.

New York Leaking Underground Storage Tanks (LUST), January 2001, ½ mile review radius: The New York State Leaking Underground Storage Tank Database is a comprehensive list of all reported state spill sites and leaking storage tank cases. These are reported and the database maintained by the New York State Department of Environmental Conservation (NYSDEC).

New York Petroleum Underground Storage Tank and Aboveground Storage Tanks (PBS) Database, updated January 2001, 0.5 mile review radius: This database is provided by the NYSDEC's Petroleum Bulk Storage Program for both underground and aboveground tanks. Residential uses are not required for registration and therefore are not listed.

New York Chemical Underground Storage Tank and Aboveground Storage Tanks (CBS) Database, updated January 2001, 0.5 mile review radius: This database is provided by the NYSDEC's Hazardous Substance Bulk Storage Program for both underground and aboveground tanks.

New York Petroleum Major Oil Storage Facility (MOSF) Database, updated January 2001, 0.5 mile review radius: This database is provided by the NYSDEC's Major Oil Storage Facility database.

New York State Spills and LUST Database (SPILLS), updated January 2001, 0.5 mile review radius: Provided by the NYSDEC. Facilities on this database consists of state spill sites and may also appear on the LUST Database reports.

Monroe County Environmental Databases

Monroe County Environmental Management Council Solid Waste Disposal Sites, updated annually. This database consists of known or suspected non-hazardous solid waste disposal sites in Monroe County, along with a duplicate listing of NYSDEC Inactive Hazardous Waste Disposal Sites.

3.02 Environmental Listings for the Subject Parcel

The Iola Campus was identified in several of the reviewed environmental databases. The study site is listed by the U.S. EPA as a Large Quantity Hazardous Waste Generator and by the Monroe County Environmental Management Council (MCEMC) as a solid waste disposal site.

The Iola Campus is listed with the New York State Department of Conservation (NYSDEC) as a Petroleum Bulk Storage facility and as a multiple spill event site. All

USPEA RCRA Corrective Action Sites (CORRACTS) database, updated December, 1999, 1-mile search radius of the subject property: CORRACTS database contains information concerning RCRA facilities that have conducted, or are currently conducting a corrective action, due to a release of a hazardous waste into the environment.

USEPA Resource Conservation Recovery Information System (RCRIS) Database, 1-mile search radius, RCRA generators/transporters, 0.125-mile radius (subject and adjoining properties), RCRA Violations and Enforcements, 0.25-mile radius, and Treatment, Storage and Disposal (TSD) Facilities, 0.5-mile radius, all updated December 1999: The RCRA-TSD report contains information pertaining to facilities that either treat, store, or dispose of EPA regulated hazardous waste. The RCRA-LgGen report contains information pertaining to facilities, which either generate more than 1,000 Kg of EPA regulated hazardous wastes per month, or meet other EPA regulatory requirements. The RCRA-SmGen report lists facilities that either generate between 100 Kg and 1000 Kg of EPA regulated hazardous waste per month or meet other regulatory requirements. RCRA-CA reports those facilities which have conducted, or are currently conducting, a corrective action. And RCRA-Viol/Enf covers facilities that have been cited for RCRA violations once since 1980. Enforcements are actions taken against RCRA violators.

USEPA Emergency Response Notification System (ERNS), updated August 1999, property search only (.125-mile radius of subject property): The ERNS database records information on the sudden and/or accidental release of hazardous substances and petroleum into the environment.

United States Geological Survey (USGS) Water Wells, updated March 1998, 0.5-mile radius. A groundwater site inventory for over 1,000,000 wells and other sources of groundwater that the USGS has studied.

USEPA Toxic Release Inventory System a part of Section 313 of the Emergency Planning and Community Right-to-Know Act (also known as SARA Title III), updated January 1998, 0.25-mile search radius: TRIS is an inventory system of Toxic Chemical releases from facilities. The facilities subject to this requirement are required to complete a Toxic Chemical Release Form (Form R) for specified chemicals.

<u>New York State Environmental Databases</u>

New York Registry of Inactive Hazardous Waste Disposal Sites (SPL), updated July 1999, 1-mile review radius: The New York Registry of inactive hazardous waste disposal sites is an inventory maintained by the NYSDEC of all actual or suspected hazardous wastes sites known in the state.

West of the Subject Parcel

The Monroe County Community Hospital is located on the west side of Westfall Road, across from the power plant on the subject parcel. This complex was shown on the 1938 Sanborn map as the Monroe County Home and Infirmary.

The 1930 aerial photograph showed farmland on the west side of East Henrietta Road, across from the subject parcel. Possible test pits or preliminary excavations for the construction of the current hospital complex were observed on the 1930 aerial photograph.

3.0 ENVIRONMENTAL RECORDS REVIEW

3.01 Standard Environmental Record Sources, Federal, State and County

Regulatory database searches were conducted for the subject property as part of the scope of this Phase I ESA. The regulatory database search was conducted by Vista Info, a nationally recognized database search service, as contracted by Bergmann Associates. The NYSDEC January, 2001 petroleum bulk storage, chemical bulk storage, major oil storage facilities and oil and chemical spills databases were obtained and were reviewed by Bergmann Associates.

The database searches were conducted at or beyond the radii established by ASTM E 1527-00 (as listed below) for all parts of the subject property. The Vista Info database search report is included in Appendix 1. A summary of the databases searched is provided below.

Federal Databases

USEPA National Priorities List, updated April 2000, 1-mile search radius of the subject property: The NPL is the U.S. EPA registry of the nation's worst uncontrolled or abandoned hazardous sites. These sites are targeted for remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

USEPA Comprehensive Environmental Response, Compensation and Liability Information System, updated April 2000, 0.5-mile search radius: The CERCLIS database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the U.S. EPA for release, or potential release of hazardous substances.

USEPA No Further Remedial Action Planned (NFRAP), updated April 2000, 0.5-mile search radius: NFRAP is also known as the CERCLIS Archive, which contains information pertaining to sites where following an initial investigation, either no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

burning power house, a RGE substation located within the power house, an infirmary, a children's hospital and staff residences. Buildings completed in the 1980s and 1990s included maintenance buildings, a Children's Detention Center and the Monroe County household hazardous waste collection facility.

A Wastewater Treatment Plant was previously located on the southeast end of the subject property. This facility included a treatment plant, six (6) sand filtration beds and a drying bed. This complex was built prior to 1930, and was demolished in the early 1970s, after having been abandoned.

An area of fill is located at the southeastern corner of the subject parcel, on the north bank of the Erie Canal. The fill material, which reportedly consists of construction and demolition debris and small amounts of miscellaneous trash, extends off the property to the east, towards off-site storm water retention ponds.

Information on former buildings were obtained from the Monroe County Iola Campus redevelopment report, the Day Engineering, P.C. 1998 Report, from review of historic aerial photographs and Sanborn fire insurance maps and from records provided by the Monroe County Environmental Management Council.

2.06 Current and Past Uses of Adjoining Properties

North of the Subject Parcel

The Rochester Highlands Apartments, a complex of apartment buildings is located on the north side of Westfall Road, across from the subject parcel. This complex was built between 1961 and 1970 at an area formerly occupied by greenhouses and farmland.

East of the Subject Parcel

Several medical office buildings built in the 1990's and 2000 are located immediately east of the subject parcel. This area was previously part of a semi-open field/abandoned farmland. The 1930 aerial photograph showed this area as active farmland. Historic Sanborn maps dated 1938 and 1950 showed poultry houses in this area.

South of the Subject Parcel

A bike walk and the Erie Canal are located to the south of the subject parcel. Farmland was located to the southeast of the subject parcel. The former on-site sewage treatment plant appeared to extend to a narrow strip of land on the north side of the Erie Canal.

Table 2: Parking Lots and Equipment Storage Lots at the Iola Campus

NAME	USE	APPROXIMATE LOCATION
North Asphalt Parking Lots	Vehicle parking, commuter college students	Along Iola Circle north of Building 5
Building 10 Parking Lot	Employee/County parking	Adjacent to Building 10
Building 11 Asphalt Driveway	Used for parking	Adjacent to the Powerhouse, Building 11.
Building 3 Asphalt Parking Lot	Staff and client parking	North of Building 3
Building 12 Asphalt and Lawn Parking Lot	Employee parking/ Vehicles to be repaired	West of Building 12/ South of Building 12
Hazardous Waste Asphalt Parking Lot	Employee parking	West of Building 15
Bridge Equipment Storage Yard	Gravel storage yard Paved area	Gravel for misc. storage Paved area for paint Drum storage
DES Storage Yard	Gravel storage yard for vehicle parts & manholes	South of Building 15
Coal Storage Yard	Occasional coal storage for The power house	West of the former Household hazardous Building
East Storage Yard	Piles of gravel & road Milling/tailings	East of the storage facility, Building 17

Table 3: Former Structures at the Iola Campus

STRUCTURE	FORMER USE	YEAR BUILT	YEAR DEMOLISHED
Building #6	Infirmary	1911	1985
Building #13	Pump House	unknown	1987/1988
Administration Building	Administration/Office	1911	1975
Waste Water Treatment Plant	Sanitary Sewage Treatment plant	Built prior to 1930	Early 1970s

Historically the site review indicated the study site was developed as farmland/agricultural use until circa 1912, when the first buildings of the Monroe County Tuberculosis Sanatorium were built. The complex was expanded through additions and new construction to include several other buildings including a coal fired and fuel oil

Table 1: Current Buildings at the Iola Campus

STRUCTURE	APPROXIMATE SIZE	YEAR BUILT	CURRENT USE
Building #1	25,5632 ft^2	1927	Vacant office space
Building #2	4,900 ft^2	1911	Grounds keeping maintenance Storage
Building #3	35,160 ft^2	1971	Children's Detention Center
Building #4	4,900 ft^2	1911	Storage
Building #5	64,430 ft^2	1926	Monroe County Traffic Control; Majority vacant as of 2000
Building #7	15,635 ft^2	1931	Office, records storage, vacant
Building #8	2,010 ft^2	1924	Vacant House used by Rat Control
Building #9	4,900 ft^2	1911	Bridge Maintenance storage
Building #10	9,230 ft^2	1924	Road Maintenance office & garage
Building #11	36, 634 ft^2	1920	Power House, Sign Shop, Pavement Markings, Traffic Signal Construction
Building #12	17,325 ft^2	1965/1990 renovation	Monroe Co. Fleet Maintenance, Monroe Co. Sheriff Maintenance
Building #14	1,060 ft^2	unknown	Bridge Maintenance
Building #15	2,730 ft^2	1987/1988	MCPW & Rochester Pure Waters Division & vehicle storage
Building #16	2,730 ft^2	1991	Former Household hazardous waste collection building; used for storage
Building #17	21,420 ft^2	1992	Shared storage building, used by Sheriff, fleet maintenance and Street lighting
Current Household Hazardous Waste Bldg.	5,600 ft^2	2000	Household Hazardous Waste Collection and storage facility

Westfall Road abuts the parcel to the north. Several medical office buildings built in late 1990's and early 2000 abut the subject parcel to the east. A bike walk/paved trail is located along the north side of the Erie Canal, abutting the subject parcel's southern perimeter.

Photographs of the Iola Campus re provided in the Figures and Photographs section.

2.03 Current Uses of the Property

Current activities (as of spring of 2001) ongoing at the Iola Campus include a variety of vehicle maintenance, general storage and office use. Significant activities are Monroe County fleet maintenance for the Sheriff's Department and Monroe County vehicles, a coal and oil-fired Power Plant that serves on-site operations and the nearby Monroe County Community Hospital, the Rochester Department of Pure Waters operations office, Monroe County Household Hazardous Waste, Department of Transportation (DOT), Bridge Maintenance and Traffic Control, and the Monroe County Children's Detention Facility. Various storage facilities including both indoor and outdoor areas were observed.

2.04 Description of Current Structures, Roads and Improvements

Table 1 presents a listing of the existing structures, size, construction date and current use of the buildings at the Iola campus as of 2001. The structures are referenced by building number. Table 2 presents a listing of parking lots and equipment storage lots also located on the Iola Campus.

Size and construction dates for buildings on the Iola Campus were obtained from various sources, including the Monroe County report on the Redevelopment of the Iola Campus and the Day Engineering 1998 Phase I Environmental Site Assessment. Current site use was determined during site visits conducted in 2000.

2.05 Past Uses of the Property

Neither a chain of title nor an abstract of title were provided for review. Past use of the property was determined from review of historic maps and aerial photographs, interviews with local government officials and site history summarized in environmental reports on nearby sites. A listing of known structures that have been demolished is presented in Table 3.

2.0 SITE DESCRIPTION

2.01 Location and Description

The subject parcel for this environmental site assessment consists of the Iola Campus, an approximate 43 acre parcel located at the intersection of East Henrietta and Westfall Roads in Monroe County, New York. Operations at the Iola Campus use several addresses, including 300 East Henrietta Road, 350 East Henrietta Road, 444 East Henrietta Road and 355 Westfall Road. The parcel straddles the municipal boundary between the City of Rochester and the Town of Brighton, with the majority of the parcel located within the City of Rochester. The New York Barge Canal is located very close to the southern perimeter of the subject parcel. The Genesee River is located approximately 1.5 miles to the west of the subject parcel.

Figure 1, which was taken from the U.S.G.S. 1978 photo-revised topographic map of the area, shows the geographic features of the subject parcel and surrounding area. Figure 2 shows the configuration of current (as of the year 2001) buildings, parking lots and access roads at the subject parcel. Figure 1 and Figure 2 are included in the Figures section of this report.

The original Iola campus consisted of nine (9) buildings that were constructed on farmland between 1911 and 1931 for the treatment of tuberculosis patients. The name of the Monroe County Tuberculosis Sanitarium was changed to "Iola" Campus, a Cayuga Indian word meaning "never discouraged". When used as a medical complex the site was developed with treatment wards, staff residences, infirmary building, children's hospital, a coal-fired powerhouse, garage/service building and an administration building.

The Iola campus is no longer used as a medical facility. The parcel is used by various Monroe County agencies for office, maintenance and storage uses. The infirmary and the original Iola administration building were demolished in the late 1970s. The remaining Iola campus buildings have been renovated for a variety of uses by County agencies.

Several buildings were added to the complex in the 1970s, 1980s and 1990s. Structures added to the complex have included the Monroe County Children's Detention Center, vehicle maintenance facilities, two (2) separate household hazardous waste collection facilities and storage yards/buildings.

Details on size and construction date of the buildings at the subject parcel are listed below in Table 1.

2.02 Site Vicinity and Characteristics

The subject property is situated in a primarily residential and medical care facilities at the southeast corner of the City of Rochester. The parcel is located on the north bank of the New York Erie Canal. East Henrietta Road abuts the subject parcel to the east, and

1.03 Methodologies and Limiting Conditions

Bergmann Associates personnel conducted site visits to the facility in the fall of 2000. Bergmann personnel conducted walk-through of all accessible buildings and a walkover of the grounds. Environmental interviews were conducted with various on-site personnel and representatives from Monroe County Offices.

The limiting conditions to this Phase I ESA were some areas of the facility that were inaccessible during the site reconnaissance.

The following issues were not addressed as part of this Phase I ESA:

- Wetlands Delineation;
- Floodplains;
- Groundwater Quality or use;
- A legal property descriptions/property survey;
- Presence of Lead based paint;
- Lead in drinking water;
- Radon; and
- Sampling or Analysis of Suspect of Asbestos Containing Materials.

1.04 Review of Existing Environmental Reports

The following reports were available for review to complete this Phase I ESA

- Environmental Assessment Report, prepared by Day Engineering, P.C, dated June 19, 1998.
- Asbestos Survey at the Iola Campus, prepared by Paradigm Environmental Services, dated November – December, 1997.
- Wetland Delineation and Ecological Assessment Report, Iola Campus Redevelopment, prepared by The Environmental Collaborative, dated December, 2000.
- The Redevelopment of the Iola Campus Report, prepared by Monroe County, dated 1996.

FIGURES

PHOTOGRAPHS

APPENDICES